

## WAKEFIELD

## 63 BISHOPGATE WALK THE RIDINGS SHOPPING CENTRE

### SHOP TO LET

#### LOCATION

The Ridings Shopping Centre is at the heart of the retail offer in Wakefield providing approximately 345,000 sq ft of covered retail accommodation.

Anchor tenants include Marks & Spencer, TK Maxx, BhS, Primark and Morrisons. Other occupiers include Bodycare, Boots, Internacionale, Clintons, Footlocker, F Hinds and Warren James Jewellers.

The centre benefits from an adjoining multi-storey car park with approximately 1,070 spaces.

Bishopgate Walk is the busy middle level in the scheme and nearby traders include **Primark**, **Phones4U** and **Perfume Shop**.

#### ACCOMMODATION

The property is arranged on ground floor only and provides the following approximate dimensions and net floor areas:-

Gross Frontage Internal Width	19'02" 18'10"	5.84m 5.74m
Shop Depth	36'05"	11.10m
Ground Floor Sales	578 sq ft	53.70 sq.m

#### LEASE TERMS

The unit is available by way of a new lease for a term of years to be agreed.

#### RENT

Rental offers are invited in the region of £ 15,000 per annum exclusive.

#### SERVICE CHARGE

The 2014/2015 on account service charge is c. £8,836 per annum.



#### RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 23,250.00
UBR (2014/2015)	48.2p
Rates Payable (2014/2015)	£ 11,206.50

This firm gives no warranty that these values are accurate and interested parties are advised to make their own enquiries to Wakefield Metropolitan District Council's Business Rates Department (tel: 01977 727121). The Rates Payable may be subject to transitional relief.

#### **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Asset Rating is Band G (157). A copy of the EPC is available for inspection if required.

#### VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

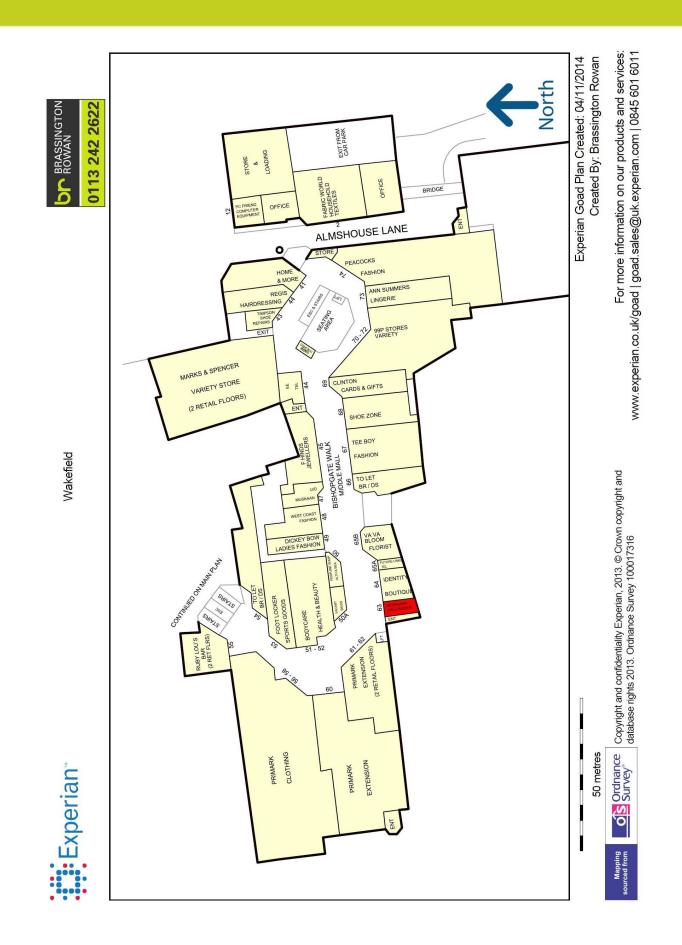
#### **VIEWING & FURTHER INFORMATION**

Please direct all enquiries to the joint agents:-

Jason Oddy	Direct Dial: 0113 383 3759 E: jason.oddy@brassrow.co.uk
Alex Mayor	Direct Dial: 0113 383 3757
Or	E: alex.mayor@brassrow.co.uk
Adam Bindman	Direct Dial: 020 7659 4822 E: adam.bindman@greenpartners.co.uk
Matt Beardall	Direct Dial: 020 7659 4836 E: matt.beardall@greenpartners.co.uk

#### SUBJECT TO CONTRACT& VACANT POSSESSION

# 0113 242 2622



IMPORTANT NOTICE: Brassington Rowan, as agents for the Vendor and for themselves, give notice that (i) these particulars do not constitute an offer or contract, or any part thereof, and no information contained in these particulars is to be relied on as a statement or organizement of registering. The information because must satisfy themself, by inspection or otherwise, as to the accuracy and completances of the information herein threasurements are approximate and for guidance only: (iii) all instamments are made in good faith but without responsibility on the part of Brassington Rowan or the Vendor, (iv) the Vendor does not make or give, nor is Brassington Rowan or its staff authorised to make or give, any representation or warranty whatsoerver in respect of this property. In the sent of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail; (v) the terms Vendor and Functione thall where the contract requires be deemed to refer to cases respectively. Subject to Contract and Availability.